

5 acres/2 hectares

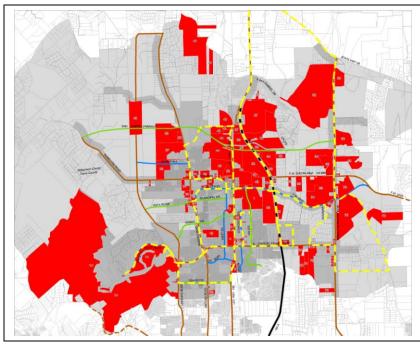
US 183 is .7 miles/1.1 km east

Utilities

Greenfield

Zoning - General Commercial

Ms. Sandlin Niccum
Sandlin Ventures Development
510 West 15th Street
Austin, TX 78701
(512) 750-6480 mobile
(512) 306-0101 facs
Sandlin@sandlindevelopment.com



Property				1					
Total Acreage: 5 acres/2 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 342, Sec. A					
Location									
City: Leander				County: Williamson					
Address/Directions: 11701 FM 2	243 West, <u>v</u>	ww.wca	d.org tax id#:	R457664 R-1	17-W328-30	0A-0002-00	004		
Within City Limits: Yes				Distance from City Limits: Not Applicable					
Distance to US Highways: .7 miles/1.1 km east Distance to Interstate Highways: 10 miles/16.1 km				Type of Zoning: General Commercial					
General Site Information									
Previous Use of Site: Open Farm Land G			General Condition: Excellent D			Dimensions: 423 x 481 feet/129 x 147 meters			
Soil Composition (based upon USDA, Soil Conservation Service, Survey of Williamson County, Issued January of 1983): Denton-EDoss: moderately deep, shallow and very shallow, calcareous, cl cobbly, and stony soils formed in indurated fractured limestone of earths; on uplands with 1 to 2 percent slopes				ckrant- ayey,	krant- /ey, corrosion for uncoated steel and a low risk of corrosion for concrete				
Adjoining Acreage Available: No	Can Site Be Divided: Yes				Lot Size:	Negoti	able		
Improvements									
Road Distance to Rail: 1 mile/1.6 km east				Name of Railroad: Union Pacific, Southern Pacific, Capital Me					
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Located 4,000 feet/1,219 meters west of the HEB-Plus anchored Forum Shopping Center on one of Leander's major east-west corridors FM 2243					
Fenced: Partial				Landscaped: No					
Located within an Industrial Park: No				Type of Business: General Commercial and Retail					
Deed Restriction(s): No				Covenants: No					
				I					
 Utilities									
City of Leander Services: Department of Engineering, (512) 528-2700			Water - Size of Nearest Line: 12 inches/30.5 cm Pressure: 88 psi/607 kilopascal			Sewer - Size of inches/30.5 cm		Nearest Line: 12	
Electric Service: Pedernales Phone: (5		830) 868-6041		Facs: (512) 268-0328			Email:		
electric Cooperative (PEC)		, 		` '		Braccura	Trista.fugate@peci.com : Intermediate Pressure at FM		
Natural Gas Service: ATMOS En (512) 310-3810	Size of Nearest Line: 6 feet/168 meters east of				2243 approximately 3,000 feet/914 meter from the site				
elecommunication Service: Phone: (5 T&T and/or SuddenLink (979) 595-		512) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.co		
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (9		512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information									
	ne: (512) 750-6480		Facs: (512) 306-0101		Email: Sandlin@sandlindeve pment.com		evelo	Web Site: Not	
Contact: Ms. Sandlin Niccum	e: (512) 750	0-0460	1 acs. (312)	000 0101				Applicable	